

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF February 22, 2018
TO BE REPORTED OUT FEBRUARY 28, 2018

RECEIVED
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CITY CLERK

MA-247 (MAYORAL APPLICATION) APPOINTMENT REFERRED (1-17-18)
DOCUMENT NO. A2018-2

Appointment of Amando M Corter as a member of the Electrical Commission for a term effective immediately to succeed Maris Toparek, who has resigned

NO. A-8364 (1st WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT # O2017-8991

Common Address: 1831-33 N California Ave

Applicant: Alderman Proco Joe Moreno

Change Request: B2-3 Neighborhood Mixed-Use District to B3-1 Community Shopping District

NO. A-8365 (2nd WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT # O2017-8992

Common Address: 1309 W Belden

Applicant: Alderman Brian Hopkins

Change Request: M1-2 Limited Manufacturing District to RS1 Residential Single Unit (Detached House) District

NO. A-8371 (6th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT # O2018-636

Common Address: 6745-6859 South Normal Avenue; 300-458 West 69th Street

Applicant: Alderman Raderick Sawyer

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District
To an Institutional Planned Development

NO. A-8369 (9th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT # O2018-638

WITHDRAWN

Common Address: 418 E 107th St

Applicant: Alderman Anthony Beale

Change Request: B3-2 Community Shopping District to RS3 Single Unit (Detached House) District

NO. A-8368 (42nd WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT # O2017-8995

Common Address: 435-51 N Jefferson St

Applicant: Alderman Brendan Reilly

Change Request: DX-7 Downtown Mixed Use District to a DS-5 Downtown Service District

NO. 19512 (1st WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-658

Common Address: 2537 W Homer St

Applicant: The Joinery LLC

Owner: The Joinery LLC

Attorney: Harlan Pawell/ Webster Powell

Change Request: RS3 Single Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: After rezoning the property will be used as an accessory to the adjacent property to the east which is built to the lot for 2533 W. Homer. The building that was existing at the time of purchase is operating as a gallery and event space and the applicant would like to use the subject property as a patio and deck on the north half of the lot (24' x 58'). Enclosed storage and two parking spaces on the south end of the lot. Applicant would also like to construct an aesthetically pleasing visual and sound dampening screen

NO. 19525-T1 (1st WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-680

Common Address: 1722 W Grand Ave

Applicant: 1722 W Grand LLC

Owner: 1722 W Grand LLC

Attorney: Law Offices of Samuel VP Bonks

Change Request: C3-2 Commercial, Manufacturing and Employment District to B1-3 Neighborhood Shopping District

Purpose: The Applicant is seeking a zoning change to permit a new four-story mixed-use building at the subject property. The proposed building will contain retail space of grade and five (5) dwelling units above. Five (5) enclosed parking spaces will be provided onsite. The proposed building will be masonry in construction and measure 45 feet 2 inches in height.

NO. 19487-T1 (1st WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9010

PASS AS AMENDED TO TYPE-1
PASS AS SUBSTITUTED

Common Address: 1702 N Washtenaw Ave

Applicant: Washtenaw Dev LLC

Owner: Washtenaw Dev LLC

Attorney: Law Office of Mark J Kupiec

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 38 feet

NO. 19048 (2nd WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8617

PASS AS REVISED

Common Address: 609-57 W North Ave/ 1542-60 N Ogden Ave

Applicant: WOPR 601 WNA LLC
Owner: F&S Plaza Limited Partnership
Attorney: Michael Ezgur
Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Planned Development
Purpose: The Applicant proposes to construct a new 14 story, mixed-use building, with a height of 200 feet, consisting of approximately 30,000 square feet of ground floor commercial space, 365 residential dwelling units, 188 automobile parking spaces, 188 bicycle parking spaces and 2 loading berths

NO. 19514 (4th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-667

Common Address: 1400 E 47th St

Applicant: Lake Park Shopping Center, Corp
Owner: Lake Park Shopping Center, Corp
Attorney: Law Office of Mark J Kupiec
Change Request: RM5 Residential Multi Unit District to B3-3 Community Shopping District
Purpose: Existing retail shopping center to continue; approximately 22,036 square feet of commercial space; existing parking; existing one-story building; existing height - 19.1 feet - no change proposed.

NO. 19499-T1 (6th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-158

PASS AS SUBSTITUTED

Common Address: 6900-02 S Vernon Ave/ 421-25 E 69th Street

Applicant: Babu P LLC- Kay P LLC
Owner: Babu P LLC- Kay P LLC
Attorney: Frederick Agustin/ Maurides Foley Tabongay & Turner LLC
Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: Existing three-story building will remain. The building contains approximately 10,000 square feet. The zoning change will allow the conversion of the two (2) existing commercial/retail spaces at the ground floor into two (2) dwelling units for a total of twelve (12) dwelling units. Currently, there is no existing parking on-site. At least two (2) parking spaces will be located on-site to serve the two (2) additional dwelling units.

NO. 19517 (11th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-667

Common Address: 3149 S Moy St

Applicant: Leobordo Caona Jr
Owner: Leobordo Caona Jr
Attorney: Law Office of Mark J Kupiec
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To obtain a building permit for a 3rd story addition to the existing 2 dwelling unit residential building Existing 2 car garage to remain; existing 2 DU to remain; no commercial space; 3 story / existing height 30' will remain.

NO. 19522 (12th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-673

PASS AS SUBSTITUTED

Common Address: 3403 S Wood St

Applicant: Juan Becerra

Owner: Juan Becerra

Attorney: Rolando Acosta

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant proposes to add a dwelling unit on the second floor of the property for a total of two dwelling units on the property. No parking will be added. The height of the building will remain the same.

NO. 19494 (20th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-651

Common Address: 435-445 Marquette Road

Applicant: Greg Herring

Owner: Greg Herring

Attorney: Adella Deacon

Change Request: C1-2 Neighborhood Commercial District to C2-2 Motor Vehicle Related District

Purpose: Owner will use vacant lot area of property to sell used cars and will use vacant single building as office. There will be no structural changes made to any structures on the property

NO. 19415 (24th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #02017-7360

Common Address: 4700 W Harrison St

Applicant: Beulah Auto Inc

Owner: Petro G Boulahanis

Attorney: Sean Mulroney

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-1 Light Industry District

Purpose: Auto repair garage with used car sales

NO. 19511 (25th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-656

Common Address: 1702 W 19th St

Applicant: Ricardo Clark

Owner: Rosa Arroyo

Attorney: Rolando Acosta

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The front building (approximately 24 feet in height) will be converted from a one residential dwelling unit building to a two residential dwelling unit building. The rear building (approximately 24 feet in height) will be converted from a two-story commercial building with two residential dwelling units. In total there will be four residential dwelling units on the property. There will be no off-street parking or loading. No exterior additions are proposed.

NO. 19515 (25th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-665

Common Address: 246-262 W 22nd Place

Applicant: Chinese Consolidated Benevolent Association of Chicago
Owner: Chinese Consolidated Benevolent Association of Chicago
Attorney: Law Office of Mark J Kupiec
Change Request: Planned Development 1355 to B3-5 Community Shopping District
Purpose: To build an 8-story addition to the existing building with a community center to continue on the first and second floor (approximately 20,000 SF) and a maximum of 89 dwelling units for elderly housing on floors 2nd – 8th ; 24 parking spaces; height 75 feet.

NO. 19481 (26th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9002

Common Address: 517-519 N Claremont

Applicant: CSS Capitol LLC
Owner: CSS Capitol LLC
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: to permit a proposed three story residential building that will contain five (5) dwelling units

NO. 19374 (27th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #02017-6218

PASS AS REVISED

Common Address: 1114-1128 W Chicago 800-818 N Milwaukee Ave

Applicant: 1505 Milwaukee LLC
Owner: See application for owner
Attorney: Katie Jahnke Dale
Change Request: C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development
Purpose: The Applicant requests a rezoning of the subject property from the C1-2 Neighborhood Commercial District to the C1-5 Neighborhood Commercial District then to a Residential-Business Planned Development to permit the construction of a 7-story building containing up to 106 residential units, 18 parking spaces and ground floor commercial uses.

NO. 19473 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8982

PASS AS REVISED

Common Address: 158-182 N Green St; 833-857 W Lake St; 163-185 N Peoria

Applicant: Bridgford Foods Corporation
Owner: Bridgford Foods Corporation
Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP
Change Request: Residential Business Planned Development No. 1354 to Residential Business Planned Development No. 1354, as amended
Purpose: The Applicant requests a rezoning of the subject property from PD 1354 to PD 1354, as amended in order to allow for the removal of the portion of property that was previously intended to be a 5-story office building. No changes are proposed to the intended development of the property on the west side of North Green Street that will remain PD 1354.

NO. 19474 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8983

PASS AS REVISED

Common Address: 159-185 N Green St; 801-813/821-825 W Lake St; 162-184 N Halsted

Applicant: Spectre Partners LLC
Owner: see application for list of owners
Attorney: Rich Klawiter and Katie Johnke Dale- DLA Piper LLP
Change Request: C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed Use District and Residential Business Planned Development NO. 1354 to a DX-7 Downtown Mixed Use District and DX-7 Downtown Mixed Use District to Residential Business Planned Development No. 1354, as amended
Purpose: The Applicant requests a rezoning of the subject property from the C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed-Use District, PD 1359 and PD 1354 to a unified DX-7 Mixed-Use District then to PD 1359, as amended, to permit the construction of an approximately 17-story building with ground floor commercial and retail uses, office above, a minimum of 129 parking spaces, and accessory and incidental uses.

NO. 19391-T1 (27TH WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7044

PASS WITH SUBSTITUTE NARRATIVE & PLANS

Common Address: 1328-1372 W Walton St.

Applicant: Noble Walton Venture LLC
Owner: Noble Walton Venture LLC
Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District
Purpose: To permit the construction of eight (8) new three-and-half-story residential buildings, at the subject site. Seven (7) of the new buildings will contain a total of six (6) dwelling units and the eighth building will contain a total of five (5) dwelling units - for a total of forty-seven (47) dwelling units, at the site, in its entirety. Each new proposed building will have its frontage on Walton Street, with on-site parking, for six (6) vehicles, located at the rear of each building, and one (1) additional 'guest parking space' - for a total of forty-nine (49) off-street parking spaces, on the site. Each new building will measure 44 feet 6 inches in height and be masonry in construction.

NO. 19476 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8996

PASS AS REVISED

Common Address: 322-338 N Halsted St; 800-856 W Wayman St;
323-349 N Peoria St; 323-343 N Green St/322-344 N Green St

Applicant: 330 N Halsted LLC

Owner: please see application for list of owners

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: M2-3 Light Industry District to DX-7 Downtown Mixed Use District and DX-7
Downtown Mixed Use District to a Business Planned Development

Purpose: To permit the construction of one 19-story (280'2") commercial building and one
20-story (295') commercial building containing an overall FAR of 11.5.
Approximately 531 parking spaces, and accessory and incidental uses.

NO. 19520-T1 (27TH WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-671

Common Address: 710-716 N Racine Ave

Applicant: Wentworth 50 LLC

Owner: Wentworth 50 LLC

Attorney: Law Office of Mark J Kupiec

Change Request: 82-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Purpose: To revise previously approved Type 1 Plans and to build a new 3 story 9 dwelling
unit Residential building; 9 parking spaces; no commercial space 3 story, height:
48 feet.

NO. 19498-T1 (28TH WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-154

Common Address: 2707-09 W Polk St

Applicant: Shreya Singh

Owner: Shreya Singh

Attorney: Patrick Turner

Change Request: M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and
Multi-Unit District

Purpose: Applicant proposes to build two (2) identical 3 story-3 dwelling unit buildings with
3 parking spaces, with each building being 32 feet 7 inches in height.

NO. 19501 (28TH WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-174

PASS AS SUBSTITUTED

Common Address: 1220 W Van Buren

Applicant: The Missner Group

Owner: 1220 Van Buren TMG LLC; 18450 Fraser LLC

Attorney: Chico & Nunes

Change Request: M1-3 Limited Manufacturing/ Business Park District and B3-5 Community Shopping
District to DS-5 Downtown Service District

Purpose: The proposed, renovated building will be approximately 138,400 square feet and
the building height with the two-story addition will be approximately 113 feet
high. The property will include onsite parking for approximately 25 cars.

NO. 19468 (31st WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8977

PASS AS SUBSTITUTED

Common Address: 2740-44 N Hamlin Ave

Applicant: Joel Seiboldt
Owner: Joel Seiboldt
Attorney: Gordon & Pirkarski
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The property will be used for six residential dwelling units with six parking spaces, no commercial space and a height of 38 feet

NO. 19505-T1 (32nd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-645

Common Address: 1514 W Altgeld Street

Applicant: GER Development Corporation
Owner: GER Development Corporation
Attorney: Law Offices of Samuel VP Banks
Change Request: M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) residential building, at the subject property. The existing two-story (non-conforming) building will be razed. The new proposed building will contain a total of two (2) dwelling units. There will be parking for three (3) vehicles, located in a detached garage, at the rear of the lot. The new proposed building will be masonry in construction and will measure 37 feet-6 inches in height

NO. 19493-T1 (32nd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-649

Common Address: 1246 W George St

Applicant: 1246 W George St, LLC
Owner: 1246 W George St, LLC
Attorney: Thomas Maore
Change Request: M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: Applicant seeks to convert from commercial to a single family home and renovate and construct a new 3rd floor addition to an existing 2 story building for a total building height of 38 feet with garage

NO. 19503-T1 (33rd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-200

Common Address: 3046-48 N California

Applicant: 3046 California LLC
Owner: Dolores Wilber
Attorney: Law Offices of Samuel VP Banks
Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: The Applicant is seeking a zoning change to permit a new three-story residential building at the subject property. The proposed building will contain six (6) dwelling units. Onsite parking for six (6) cars will be located at the rear of the subject lot. The proposed building will be masonry in construction and measure 37 feet 10 inches in height.

NO. 19407 (35th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7344

Common Address: 4551-53 N Pulaski Rd

Applicant: 4551N Pulaski LLC

Owner: 4551N Pulaski LLC

Attorney: Mr. Milan Trifkovich

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: To establish a restaurants – lounge with liquor

NO. 19518 (36th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #O2018-668

Common Address: 3221-23 North Nagle Ave

Applicant: Michal Kowalczyk

Owner: Michal Kowalczyk

Attorney: Law Office of Mark J Kupiec

Change Request: RS2 Single-Unit (Detached House) District to RS3 Single Unit (Detached House) District

Purpose: To divide on improved zoning lot into 2 lots with the existing single family home to remain at 3223 N. Nagle (3,116.75 square feet of lot area), and to build a new single family home at 3221 N. Nagle (3,116.75 square feet of lot area). Each single family home will have 2 parking spaces; the new single family home to be built will be 2-story with 30ft. height.

NO. 19519-T1 (38th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #O2018-669

PASS WITH SUBSTITUTE NARRATIVE & PLANS
PASS AS SUBSTITUTED

Common Address: 5540 W Montrose Ave

Applicant: GDN Properties Inc, an IL corporation

Owner: GDN Properties Inc, an IL corporation

Attorney: Law Office of Mark J Kupiec

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To demolish the existing building and to divide the property into 2 zoning lots and build a new 3 story, 6 dwelling unit residential building with 6 parking spaces on each resulting lot (total of 12 dwelling units at the property); no commercial space; max. Height 34 feet 3 inches.

NO. 19491 (39th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #O2018-647

Common Address: 6128-52 N Pulaski, 6200 N Pulaski

Applicant: Pulaski-Cicero LLC

Owner: Pulaski-Cicero LLC

Attorney: Mary Grieb/ Shiller Preyer Law Office

Change Request: B1-1 Neighborhood Shopping District to C2-2 Motor Vehicle Related District

Purpose: The Applicant proposes to construct an automatic car wash building, which will be approximately 3,800 square feet. There will be 16 parking spaces. The building height will be 17 feet for 120 feet of its length and 33 feet for the remaining 20 feet.

NO. 19513 (40th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-659

Common Address: 1900 W Foster Ave; 5206 N Wolcott Ave

Applicant: Foster Wolcott Commons Condominium Association

Owner: Foster Wolcott Commons Condominium Association

Attorney: Lawrence Lusk

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: 9 residential dwelling units (four residential units on the first floor and five residential units on the second floor). One commercial space of approximately 806 square feet on the first floor and one existing parking space

NO. 19459-T1 (40TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-B574

PASS AS AMENDED TO TYPE 1

Common Address: 5348 N Ashland Ave

Applicant: Abdul Faraj

Owner: Abdul Faraj

Attorney: Thomas Moore

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To build a 3 story with basement, 3 dwelling unit building with a 3 car garage and a building height of 41 feet

NO. 19430 (42nd WARD) ORDINANCE REFERRED (11-B-17)
DOCUMENT #02017-7753

PASS AS REVISED

Common Address: 365 W Huron St.

Applicant: Morningside Huron, LLC

Owner: See application for owner

Attorney: Edward Kus

Change Request: Residential Business Planned Development No. 461 to Residential Business Planned Development No. 461, as amended

Purpose: 45 unit residential building with 51 accessory parking spaces. The building will be approximately 138' in height. There is no commercial space

NO. 19482 (44TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9003

PASS AS REVISED
PASS AS SUBSTITUTED

Common Address: 3300 N Clark St

Applicant: 3300 N Clark LLC

Owner: 3300 N Clark LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The Applicant is seeking to develop the subject property with a new seven and eight story mixed-use building containing approximately 11,500 square feet of retail space at grade, and a total of one hundred and forty (140) residential units above. The building will be primarily masonry and glass in construction. The building will measure ninety-one (91) feet in height. The development qualifies as a Transit Oriented Development. Onsite parking for twenty (20) cars will be provided.

NO. 19516-T1 (47th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-666

Common Address: 1811 W Cornelia Ave

Applicant: Clear Irons Holdings LLC

Owner: Clear Irons Holdings LLC

Attorney: Law Office of Mark J Kupiec

Change Request: M1-2 Limited Manufacturing District to C1-2 Neighborhood Commercial District

Purpose: To build a second and third story addition to the existing building and to convert the property into a mixed use with the existing commercial unit on the ground floor to remain (approximately 2,900 square feet of commercial space) and one dwelling unit on the upper floors; 1 parking space (TSL location allows reduction of up to 100% of the required parking for residential uses); 3 story, height: 35 feet.

NO. 19500 (49th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-165

Common Address: 1615-1643 West Howard Street

Applicant: CIG Howard Commercial; Howard Theater Limited Partnership; and Howard RD, LLC

Owner: CIG Howard Commercial; Howard Theater Limited Partnership; and Howard RD, LLC

Attorney: Danielle Cossel, Vedder Price PC

Change Request: B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: The property is currently improved with surface parking (67 spaces) and a three-story building (approximately 52' in height) that has 40 residential units on the second and third floors, with approximately 14,500 square feet of commercial/retail space at ground level. No physical alterations to the property are planned at this time other than minor alterations of existing commercial space for a new General Restaurant.

NO. 19521 (50th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-672

Common Address: 2727-33 W Farwell Ave

Applicant: Sam Trachtman

Owner: Akiva Kotz

Attorney: Paul Kolpak

Change Request: RS2 Single-Unit (Detached House) District to RS3 Single Unit (Detached House) District

Purpose: To divide the existing 66 foot 8 inch lot into two 33 foot 4 inch lots. Additionally, the applicant has plans to rehab the single family home located on the resulting west lot and construct a new single family home on the resulting east lot. The height will be 29 feet 5 inches. There will be 2 car garage per building.

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID (SUBSTITUTED)

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2017-594	27	1758 W Lake St.	Paramount Events PASS AS SUBSTITUTED
Or2017-592	27	1750 W Lake St.	Paramount Events PASS AS SUBSTITUTED
Or2018-14	32	1810 N Elston Ave.	Canadian Pacific Railway Co. PASS AS SUBSTITUTED
O2017-606	36	6811 W Grand Ave	The Pep Boys PASS AS SUBSTITUTED

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID
(DIRECT INTRO)**

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
TBD	25	500 W 18 TH St.	J&J 500 LLC
TBD	25	1004 S Desplaines St.	Ansemoss Haddad

DESIGNATION

O2018-88 (25th WARD) ORDINANCE REFERRED (1-17-18)

Historical landmark designation for Old Chicago Main Post Office Building at 401-439 W Van Buren St., 401-535 S Canal St, and 400-436 W Harrison St.